

COMMITTEE AMENDMENT FORM

DATE: 10/31/ 07

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #07-O-1920

SECTION (S)

RESOLUTION I. D. #07-R-

PARA.

AMENDS THE LEGISLATION BY ADDING TEN (10) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING OCTOBER 9, 2007.

AMENDMENT DONE BY COUNCIL STAFF 10/31/07

City Council
Atlanta, Georgia

07-0-1920

Z-07-84

Date Filed: 8-7-07

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE BY ZONING COMMITTEE TO AMEND ORDINANCE 02-O-0897 (Z-02-41) ADOPTED BY CITY COUNCIL OCTOBER 21, 2002 AND APPROVED BY THE MAYOR OCTOBER 28, 2002 WHICH REZONED PROPERTY FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE PDMU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT FOR PROPERTY LOCATED AT **3871 REDWINE ROAD, S.W.** FOR THE PURPOSE OF A SITE PLAN AMENDMENT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the site plan is hereby amended so that all previously approved site plans governing the development of the property at the **3871 REDWINE ROAD, S.W.** and more particularly described by the attached legal description, are hereby deleted in their entirety and a new site plan be substituted in its place.

ALL THAT TRACT or parcel of land lying in Land Lot 2, 14thff District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2 That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

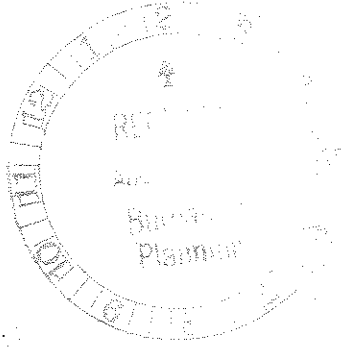
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 2 of the 14FF District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found intersecting the Northern right-of-way of Camp Creek Marketplace with the Land Lot Lines common to land lots 256 and 2; Thence leaving said right-of-way along said Land Lot Line North 01 degrees 01 minutes 31 seconds East, a distance of 1121.50 feet to a point; Thence North 00 degrees 14 minutes 23 seconds West, a distance of 855.77 feet to a 5/8" rebar found on the proposed Southern right-of-way of Redwine Road (variable right-of-way); Thence crossing said right-of-way North 00 degrees 23 seconds West a distance of 12.23 feet to a point; Thence North 00 degrees 05 minutes 57 seconds East a distance of 49.97 feet to a point; Thence North 00 degrees 44 minutes 51 seconds East a distance of 9.42 feet to a point; Said point being the TRUE POINT OF BEGINNING; Thence North 89 degrees 50 minutes 36 seconds West a distance of 446.56 feet to a point; Thence North 85 degrees 16 minutes 10 seconds West a distance of 75.24 feet to a point; Thence North 89 degrees 50 minutes 36 seconds West a distance of 222.10 feet to a point; Thence South 86 degrees 02 minutes 47 seconds West a distance of 83.71 feet to a point; Thence North 89 degrees 50 minutes 36 seconds West a distance of 92.86 feet to a point; Thence along a curve to the right, an arc length of 72.56 feet, said curve having a radius of 463.00 feet with a chord distance of 72.48 feet, at North 85 degrees 21 minutes 14 seconds West, to a point; Thence along a curve to the right, an arc length of 209.16 feet, said curve having a radius of 463.00 feet with a chord distance of 207.38 feet, at North 67 degrees 55 minutes 22 seconds West, to a point; Thence North 54 degrees 58 minutes 52 seconds West a distance of 382.12 feet to a point located in the centerline of North Camp Creek; Thence along said centerline of creek the following courses and distances: North 62 degrees 02 minutes 39 seconds East a distance of 10.70 feet to a point; North 38 degrees 49 minutes 12 seconds East a distance of 45.68 feet to a point; North 05 degrees 42 minutes 39 seconds East a distance of 41.91 feet to a point; North 42 degrees 54 minutes 41 seconds East a distance of 121.99 feet to a point; North 32 degrees 46 minutes 02 seconds East a distance of 272.31 feet to a point; North 12 degrees 57 minutes 37 seconds East a distance of 64.04 feet to a point; North 46 degrees 52 minutes 23 seconds East a distance of 63.43 feet to a point; North 36 degrees 06 minutes 15 seconds East a distance of 293.27 feet to a point; North 29 degrees 26 minutes 22 seconds East a distance of 165.26 feet to a point; North 43 degrees 12 minutes 58 seconds East a distance of 112.42 feet to a point; North 10 degrees 19 minutes 04 seconds East a distance of 35.85 feet to a point; North 30 degrees 56 minutes 31 seconds East a distance of 67.00 feet to a point; North 42 degrees 09 minutes 18 seconds East a distance of 67.55 feet to a point; North 48 degrees 22 minutes 40 seconds East a distance of 133.25 feet to a point; North 39 degrees 01 minutes 30 seconds East a distance of 116.33 feet to a point; North 11 degrees 37 minutes 20 seconds East a distance of 63.99 feet to a point; North 10 degrees 00 minutes 33 seconds West a distance of 34.73 feet to a point at the intersection of the centerline of said creek with the Land Lot Line common to land lots 2 and 3; Thence leaving said centerline of creek along said Land Lot Line South 89 degrees 00 minutes 15 seconds East a distance of 586.22 feet to a 1/2" rebar found on the Land Lot Line common to land lots 2, 3, and 256; Thence along said Land Lot Line common to land lots 2 and 256 the following courses and distances: South 00 degrees 34 minutes 45 seconds West a distance of 993.88 feet to a 1/2" open top pipe found; Thence South 00 degrees 44 minutes 51 seconds West a distance of 687.05 feet to a point; Thence South 00 degrees 44 minutes 51 seconds West a distance of 2.39 feet to a point; Said point being the TRUE POINT OF BEGINNING.

7-07-84



Said tract of land contains 41.807 Acres.

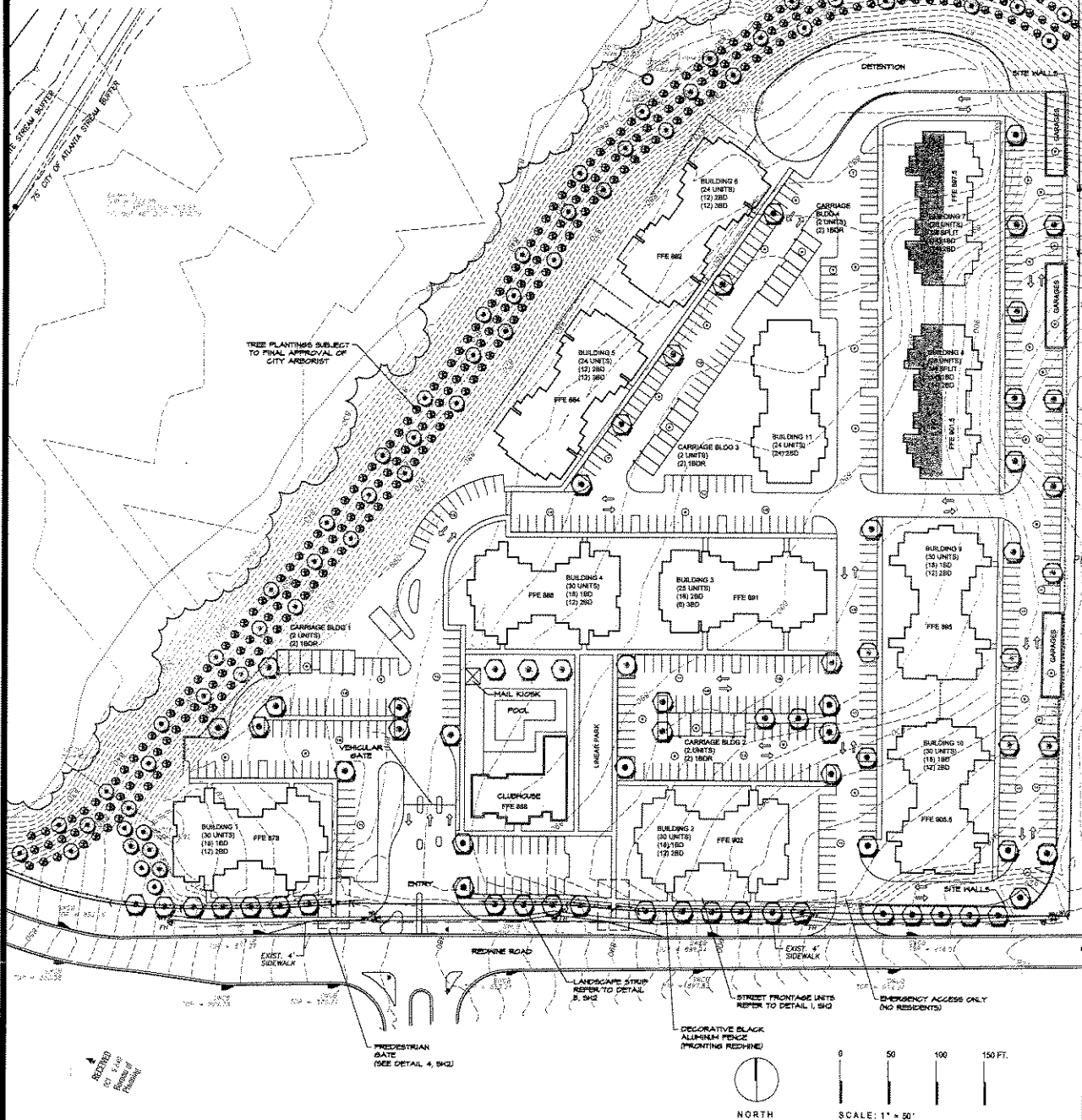
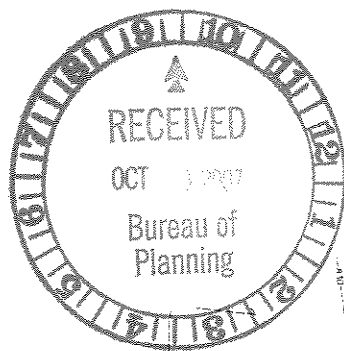
CONDITIONS FOR Z-07-84 for 3871 Redwine Road, S.W.

1. Site plan entitled "Ansley at Princeton Lakes" prepared by Joel G. Bowman, dated September 18, 2007, last revised October 9, 2007 and marked received by the Bureau of Planning October 9, 2007. Said plan consisting of two (2) sheets.
2. The developer will preserve a minimum of 23 acres of land as open space/green space.
3. The developer will submit detailed landscape plans to the Bureau of Planning for review and approval prior to the issuance of a permit for land disturbance activities.
4. The entrance to the development, located east of Building 2, as denoted on the above referenced site plan, shall be used only for access by emergency vehicles.
5. The orientation of Buildings 1 and 2 shall be built generally in accordance with the building perspective as depicted on the above referenced site plans.
6. Sidewalks shall be constructed along the entire Redwine Road frontage.
7. Sidewalks shall be constructed throughout the interior of the development. Sidewalks shall also be constructed between fence fronting Redwine Road and Buildings 1 and 2.
8. Final design of this development shall be submitted to the Bureau of Planning for review and approval prior to the issuance of a building permit.
9. Conditions 4 and 5 of Ordinance (02-O- 0872) Z-02-34 shall remain in effect.
10. The building materials will include cementitious siding. (hardiplank), stone veneer, cedar shake (in gables),selected use of brick, vinyl rails and pickets on balconies

TOTAL SITE ACREAGE: 41.807
 CURENT ZONING: PDMU
 TOTAL UNITS: 310 (7.42 UNITS PER ACRE)

TOTAL PARKING SPACES: 501
 PARKING RATIO: 1.6 SPACES / UNIT

UNIT MIX:
 (126) 1 BEDROOM 40%
 (154) 2 BEDROOM 50%
 (30) 3 BEDROOM 10%



ANSLEY AT PRINCETON LAKES

3905 PRINCETON LAKES WAY
 ATLANTA, GEORGIA

SEPTEMBER 18, 2007

REVISED OCTOBER 9, 2007

SO/2002
 RATHBURN DEVELOPMENT COMPANY
 1861-C HENRY STREET (NORTHWOOD RD)
 SUITE 100
 ATLANTA, GA 30303
 (770) 448-1547



2-07-84

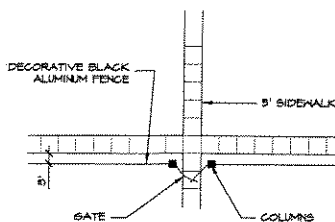
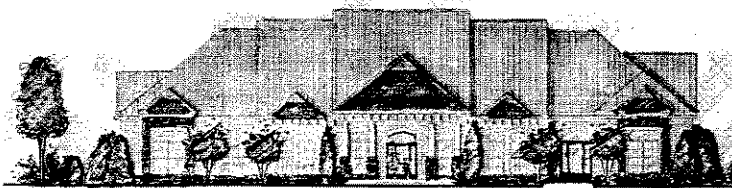
2-07-84



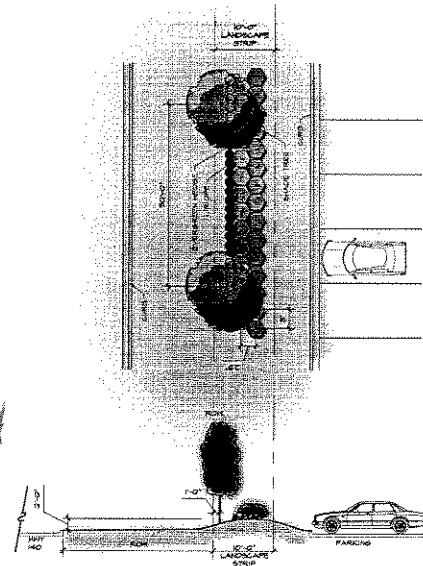
2 BUILDING ELEVATION- BUILDINGS 3-11
SH2 SCALE: N.T.S



3 CLUBHOUSE ELEVATION
SH2 SCALE: N.T.S



4 PEDESTRIAN GATE DETAIL
SH2 SCALE: 3/4" = 1'-0"

[illegible]

5 LANDSCAPE STRIP DETAIL
SH2 SCALE: N.T.S.

CONTACT:
HATHAWAY DEVELOPMENT COMPANY
5601-C PEACHTREE DUNWOODY RD.
SUITE 405
ATLANTA, GA 30328
(770) 448-2047X525



RCS# 1454
9/17/07
3:07 PM

Atlanta City Council

SPECIAL SESSION

MULTIPLE 07-O-1913,1914,1915,1916,1917,1918,1919
 07-O-1920,1921,1922,1923,1924
 REFER ZRB/ZONE

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 4

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	Y Norwood
Y Young	B Shook	B Maddox	Y Willis
E Winslow	Y Muller	B Sheperd	NV Borders

MULTIPLE